

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 19
Meeting Date: 10/11/01

SUBJECT: HAYDEN COVE #SPD-2001.66 #SBD 2001.67

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Hayden Cove for a Final Planned Area Development and an Amended Final Subdivision Plat located at 1930 East Hayden Lane.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **HAYDEN COVE** (Mark Hardy, Marlbor Homes, property owner) for a Final Planned Area Development and an Amended Final Subdivision Plat for 26 townhomes on 2.2 net acres located at 1930 East Hayden Lane. The following is requested from the City of Tempe:

#SPD-2001.66 A Final Planned Area Development for 26 townhomes on 2.2 net acres.

#SBD-2001.67 An Amended Final Subdivision Plat consisting of 26 lots and 1 tract on 2.2 net acres.

Document Name: 20011011devsrh04 **Supporting Documents:** Yes

SUMMARY: On December 14, 2000, City Council approved a Preliminary Planned Area Development (PAD) for 26 townhomes, and a Final Subdivision Plat for 26 lots and one tract on 2.2 net acres. The current request is for a Final PAD and an Amended Final Plat for those 26 townhomes and 26 lots including 1 tract. The applicant has made some minor adjustments to the PAD as well as the plat to include the footprints of the actual homes to be built on each individual lot. This proposal is located within the Apache Boulevard Redevelopment Project Area and is consistent with the Apache Boulevard Redevelopment Plan and with previously Council approved Final PAD (#SPD-2001.48) and Final Subdivision Plat (#SBD2000.67). Staff supports this request and public input is not required.

RECOMMENDATION: Staff – Approval, subject to conditions
Public – None to date

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description
 3. Comments / Reason(s) for Approval
 - 4-5. Conditions of Approval
-
- A. Location Map
 - B. Amended Final Subdivision Plat
 - C. Final PAD
 - D. Floor Plan / Elevations
 - E. Conceptual Landscape Plan
 - F. Letter of Explanation/Intent

HISTORY & FACTS:

<u>September 27, 1979.</u>	Board of Adjustment approved the variances requested by Al Stevens for the following variances at 1946 – 1948 East Hayden Lane, in the R-3 Multi-Family Residence Limited District. <ul style="list-style-type: none">a. Variance to reduce the required front yard setback from 25 feet to a minimum of 6 feet for 6 buildings;b. Variance to reduce the required 30 foot separation (courtyards) between a two story building to 17 feet;c. Variance to permit parking and maneuvering area in the required front yard setback.
<u>November 29, 1979.</u>	City Council approved the site plan for the Jack Lyons Apartments (Galleon Cove).
<u>June 10, 1980.</u>	Planning Commission recommended approval of the 48 unit project subject to conditions.
<u>June 4, 1981.</u>	Galleon Cove Condominiums recorded the site plan and floor plans for 48, 2 bedroom units on 2.46 acres with variances.
<u>April 16, 1986.</u>	Design Review Board continued the request for building elevations, and landscape plans, for Galleon Cove Condominiums.
<u>October 24, 2000.</u>	Planning Commission approved the zoning change from R-3 to R1-PAD by a 7-0 vote and the Preliminary P.A.D. and Final Subdivision Plat by a 6-1 vote.
<u>December 14, 2000.</u>	City Council approved the request for a zoning change from R-3 to R1-PAD and the Preliminary P.A.D. and Final Subdivision Plat for the development of 26 townhomes.
<u>June 7, 2001.</u>	City Council approved a Final Planned Area Development for 26 townhomes on 2.2 net acres.

DESCRIPTION: Owner – Marlor Homes, Mark Hardy
Applicant – Mark Hardy
Architect – Saber Design Group
Engineer – Landmark Engineering, Inc.
Existing zoning – R1-PAD
Total site area – 2.2 net acres
Number of units/lots proposed – 26
Number of tracts proposed – 1
Density proposed – 11.8 du/ac
Total bldg. area – 30,914 s.f.
Landscaping – 50.5%

COMMENTS: On December 14, 2000, City Council approved a zoning change from R-3 to R1-PAD, a Preliminary Planned Area Development (PAD) for 26 town homes, and a Final Subdivision Plat for 26 lots and one tract on 2.2 net acres. On June 7, 2001, City Council approved a Final PAD for 26 townhomes, which was never recorded. Since then the owner has made some minor adjustments to the Final PAD as well as the plat to include the footprints of the actual homes to be built on each individual lot. The current request is for a Final PAD and an Amended Final Subdivision Plat for those 26 townhomes and 26 lots including 1 tract.

This proposed project, located in the northern sector of the City within the Apache Boulevard Redevelopment Project Area, appears to be consistent with the Apache Boulevard Redevelopment Plan. It will provide in-fill residential and should enhance the existing neighborhood. The project will provide new individual ownership opportunities for various types of buyers in the market place.

The 26 townhouse units have been designed to provide two and three bedroom, two-story plans, ranging from 1,214 to 1,497 square feet. Four basic floor plans with three different elevation styles will be offered. Each lot has been designed so that any floor plan can fit on any lot. All of the homes will have its own private backyard and each unit will incorporate formal entryways, living and dining areas, kitchens, laundry facilities in the garage, two full baths upstairs, powder room downstairs and covered patios. The exterior elevations of the homes will be of a Sante Fe style architecture incorporating distinctive colors and roof tiles.

Staff believes the project as designed will help meet Tempe's goal of promoting new housing stock while providing a viable inventory of housing that meets the needs and life-styles of the City's varied population. As designed, the project has an acceptable lot arrangement and street pattern and will provide an enhancement to this area of the City. It also appears to be consistent with the previously Council approved and recorded Preliminary PAD (#SPD-2000.66) and Final Subdivision Plat (#SBD-2000.67). Staff is in support of the applicant's request, subject to attached conditions and public input is not required.

**REASON(S) FOR
APPROVAL:**

1. The proposed project will provide new individual ownership residential opportunities for this sector of the City.
2. The proposed Final PAD appears to provide a quality project in the community, which will ensure security and long term value.
3. The Final Subdivision Plat appears to conform to the technical requirements of Subdivision Ordinance No. 99.21.

**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made within six (6) months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Since the property will be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.

5. The Final Planned Area Development (PAD) and Amended Final Subdivision Plat shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Records' Office through the City of Tempe's Development Services Department. **(MUST BE RECORDED BY OCTOBER 11, 2002)**
6. All applicable Council conditions from #ZON-2000.11, #SPD-2000.66 and #SBD-2000.67 (December 14, 2000) shall apply.

HAYDEN COVE TOWNHOMES

SPD-2001.66
SBD-2001.67



Location Map SEE OTHER SIDE FOR MORE INFORMATION

A

HAYDEN COVE TOWNHOUSES AMENDED

AN AMENDMENT OF 'HAYDEN COVE TOWNHOUSES'
AS RECORDED IN BOOK 565, PAGE 17, M.C.R.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 4 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER

RETENVAL, L.L.C.
1100 S. 10TH STREET, SUITE 200
PHOENIX, ARIZONA 85001
(602) 944-5550

SURVEYOR

LANDMARK SURVEYING, INC.
1100 S. 10TH STREET, SUITE 200
PHOENIX, ARIZONA 85001
PHONE (602) 944-5550

BASE OF BEARING

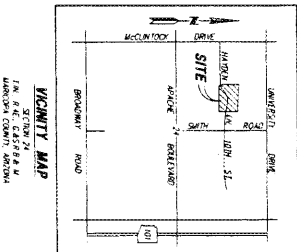
THE NORTH-TO-SOUTH BEARING LINE OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA
BEARING = S 00° 17' 30" E

SUBDIVISION AREA

THE GROSS AREA OF THIS SUBDIVISION IS 141.77 SQUARE FEET OR 3.60 ACRES.
THE NET AREA BEARING THEREON IS 137.17 ACRES.

NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PHOENIX WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS BEARING AN ASSIGNED WATER SERVICE DRAINAGE AREA SECTION 05-136.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL, RECONSTRUCTION HAS BEARING TO BE BY OR MORE WITHIN OR ADJACENT TO THE SITE SHALL BE PLACED UNDERGROUND.
3. EXISTING FOR CONSTRUCTION AND IMPROVEMENTS BY CONSTRUCTION FIRMS, AND EXISTING PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
a. WOOD, IRON, OR REMOVABLE SECTION FIRE TAPPING.
b. CONSTRUCTION, STRUCTURES OR BUILDINGS EXCEPT APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF PHOENIX, WHICH ARE ON OR ADJACENT TO THE UTILITY FACILITY.
4. ALL EXISTING UTILITIES AND FACILITIES, WHICH ARE PUBLIC AND COLLECTION SYSTEMS INDICATED BY THIS PLAN SHALL BE MAINTAINED BY THE RETENVAL LANDOWNERS ASSOCIATION.



TRACT USE TABLE

TRACT	USE	AREA (S.F.)
A	COMMON PROPERTY TRACT A	9,944
B	COMMON LANDSCAPE	800
C	COMMON LANDSCAPE	171
D	COMMON LANDSCAPE	83
E	COMMON LANDSCAPE	800
F	COMMON LANDSCAPE	10,541
G	COMMON LANDSCAPE	10,541
H	COMMON PROPERTY TRACT B	2,700
I	COMMON LANDSCAPE	350
J	COMMON LANDSCAPE	8,420
K	COMMON LANDSCAPE	1,071
L	COMMON LANDSCAPE	1,071
TOTAL		50,071

* INCLUDES PUBLIC UTILITIES, OR SERVICE, TRUNK MAINS AND SERVICE
* EXCLUDES COLLECTION AND DRAINAGE AND SERVICE TRUNK LINES

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2001.
NOTARY PUBLIC
STATE OF ARIZONA

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA
ON this day of _____, 2001, before me, the undersigned authority, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

CERTIFICATION

I, _____, a Notary Public for the State of Arizona, do hereby certify that _____, the person whose name is subscribed to the foregoing instrument, is the person who executed the same for the purposes and consideration therein expressed. My commission expires _____.



APPROVALS

APPROVED BY THE BOARD AND CITY COUNCIL OF THE CITY OF PHOENIX, ARIZONA, THIS _____ DAY OF _____, 2001.
BY _____, Mayor
BY _____, City Clerk
BY _____, City Engineer
BY _____, Departmental Signatory

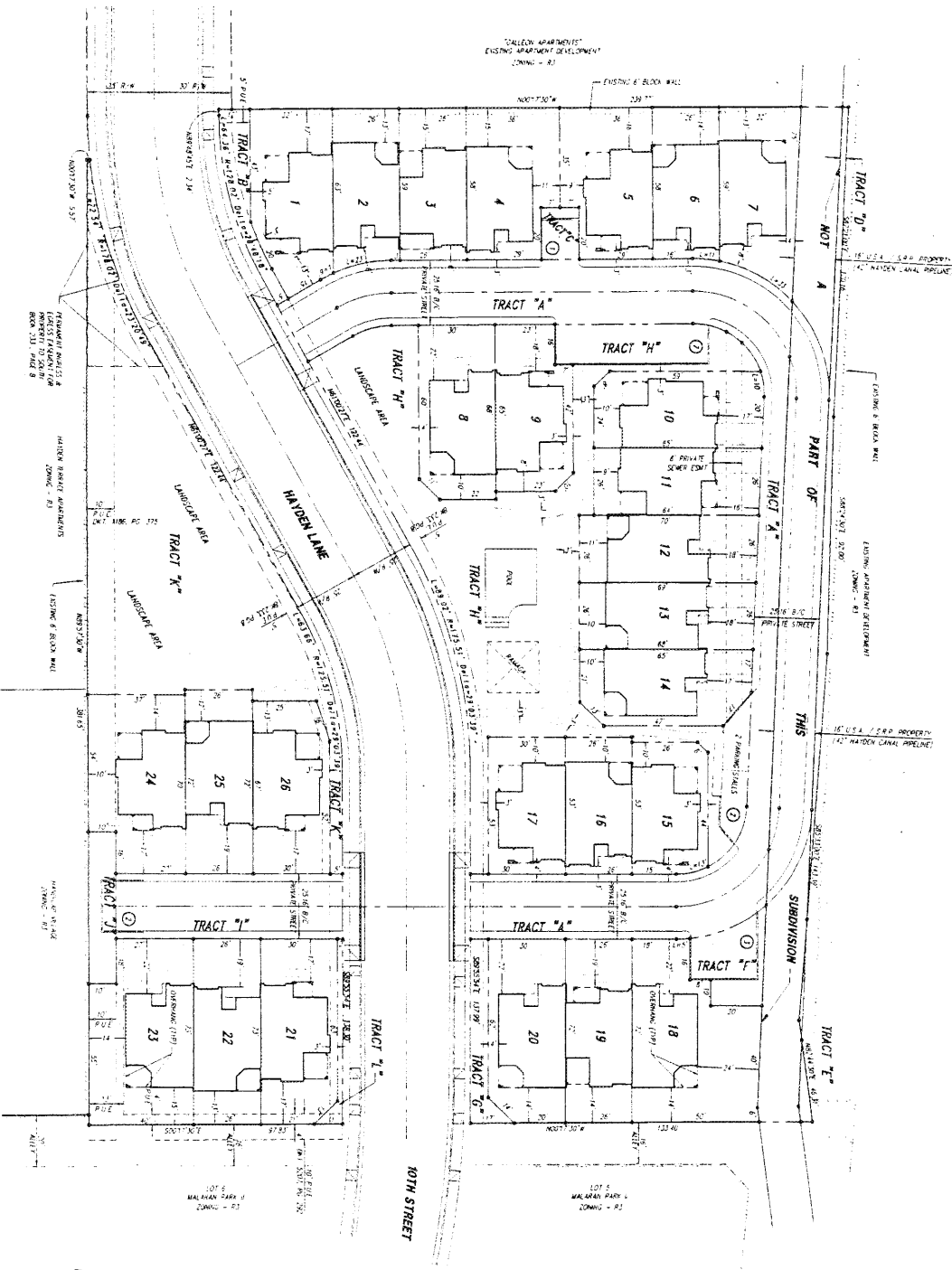
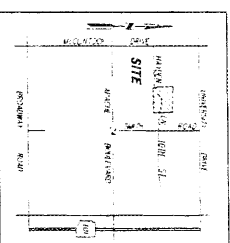
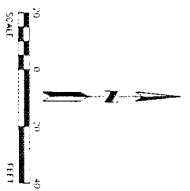
SEP 14 2001

SPD-2001.67

LANDMARK
ENGINEERING, INC.
1100 S. 10TH STREET, SUITE 200
PHOENIX, ARIZONA 85001
(602) 944-5550

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PAGE 1
8.12 OF
9817 1 OF 1

FINAL P.A.D. **OF** **HAYDEN COVE TOWNHOUSES** LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT DESCRIPTION

28 TOWNHOUSES, 1.5 STORIES, 1,200 S.F. PER UNIT, 35% COVERED BY ROOFS, 10% COVERED BY DRIVEWAYS, 55% COVERED BY GRASS, 10% COVERED BY ASPHALT, 10% COVERED BY CONCRETE, 10% COVERED BY OTHER.

OWNER

THE HAYDEN COVE DEVELOPMENT, INC., 10000 N. 10TH AVENUE, SUITE 200, PHOENIX, ARIZONA 85020.

SUBMITTED BY

LANDMARK ENGINEERING, INC., 10000 N. 10TH AVENUE, SUITE 200, PHOENIX, ARIZONA 85020.

ARCHITECT

THE HAYDEN COVE DEVELOPMENT, INC., 10000 N. 10TH AVENUE, SUITE 200, PHOENIX, ARIZONA 85020.

BUILDING INFORMATION

28 TOWNHOUSES, 1.5 STORIES, 1,200 S.F. PER UNIT, 35% COVERED BY ROOFS, 10% COVERED BY DRIVEWAYS, 55% COVERED BY GRASS, 10% COVERED BY ASPHALT, 10% COVERED BY CONCRETE, 10% COVERED BY OTHER.

LEGEND

1. 10' WIDE EASEMENT (SEE TRACT A)

UNIT DESCRIPTION

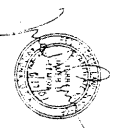
1. 10' WIDE EASEMENT (SEE TRACT A)

LEGEND

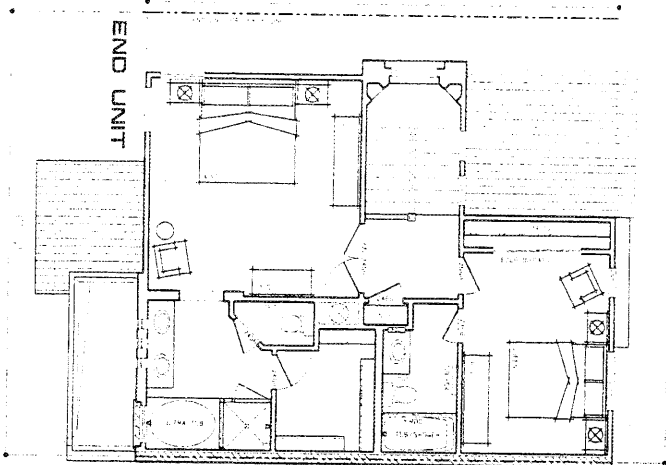
1. 10' WIDE EASEMENT (SEE TRACT A)

LANDMARK
ENGINEERING, INC.
 10000 N. 10TH AVENUE, SUITE 200
 PHOENIX, ARIZONA 85020
 (602) 961-1000

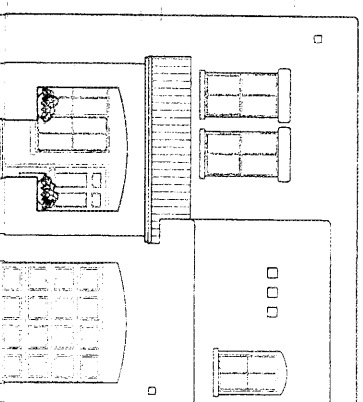
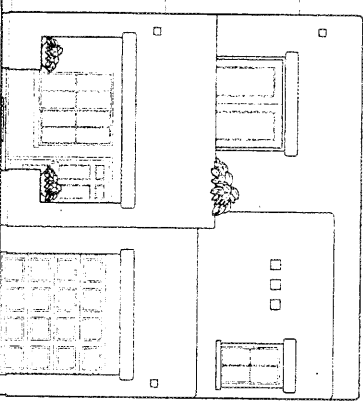
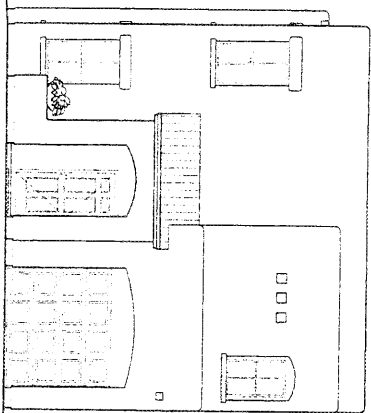
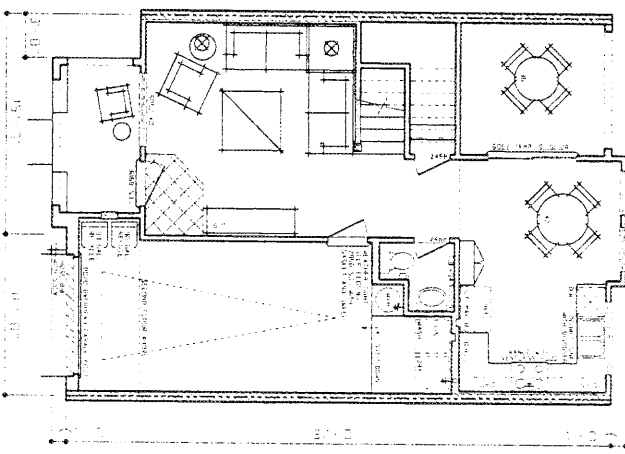
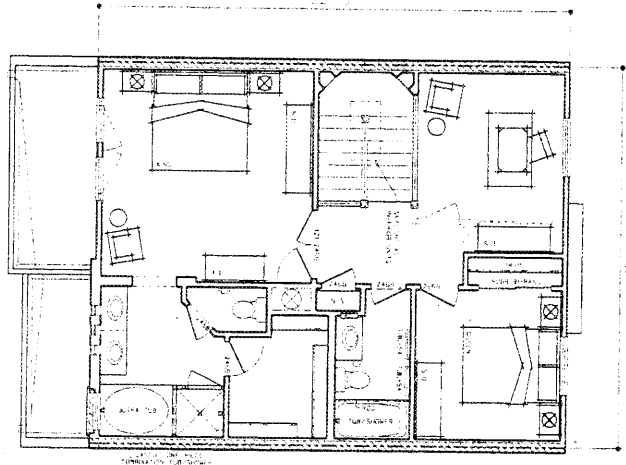
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SPD-2001-66



1305 SQUARE FEET THREE BEDROOM
1214 SQUARE FEET TWO BEDROOM



SPD-2000-66
SPD-2000-67

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HCT PLAN
1214

MARLOR HOMES
8160 F. BUTHERUS DRIVE, SUITE 5
SCOTTSDALE, ARIZONA 85260
PHONE (602) 948-9550

PRESENTATION



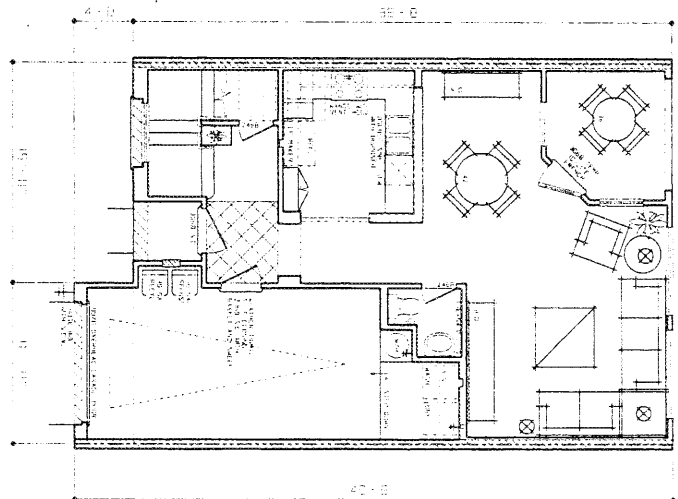
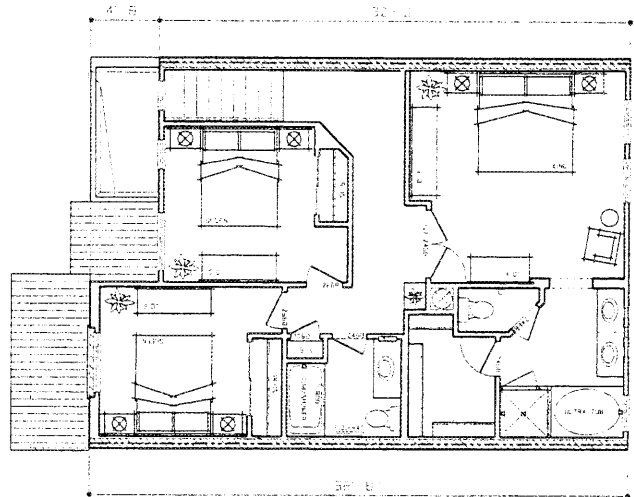
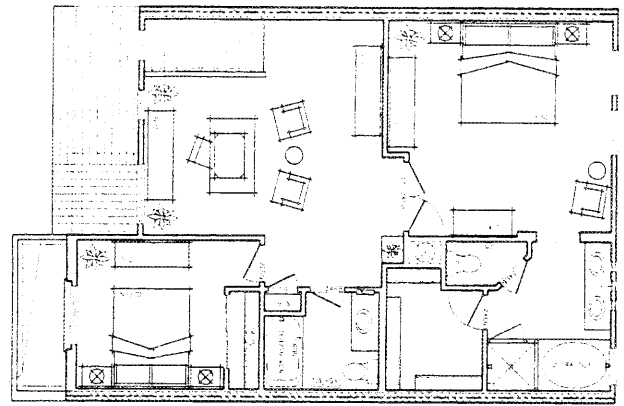
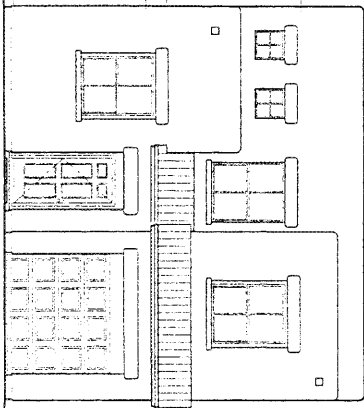
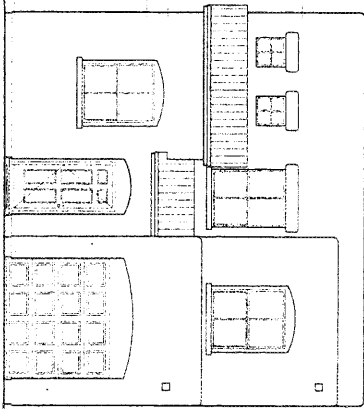
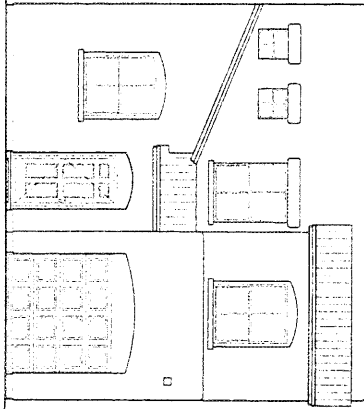
SABER DESIGN GROUP

GLENN A. SABER ARCHITECT, NCARB

3415 EAST PASADENA AVENUE
PHOENIX, ARIZONA 85018
PHONE 602-956-6695

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HOT PLAN
1497

MARLOR HOMES
8160 E. BUTHERUS DRIVE, SUITE 5
SCOTTSDALE, ARIZONA 85260
PHONE (602) 948-9550

PRESENTATION

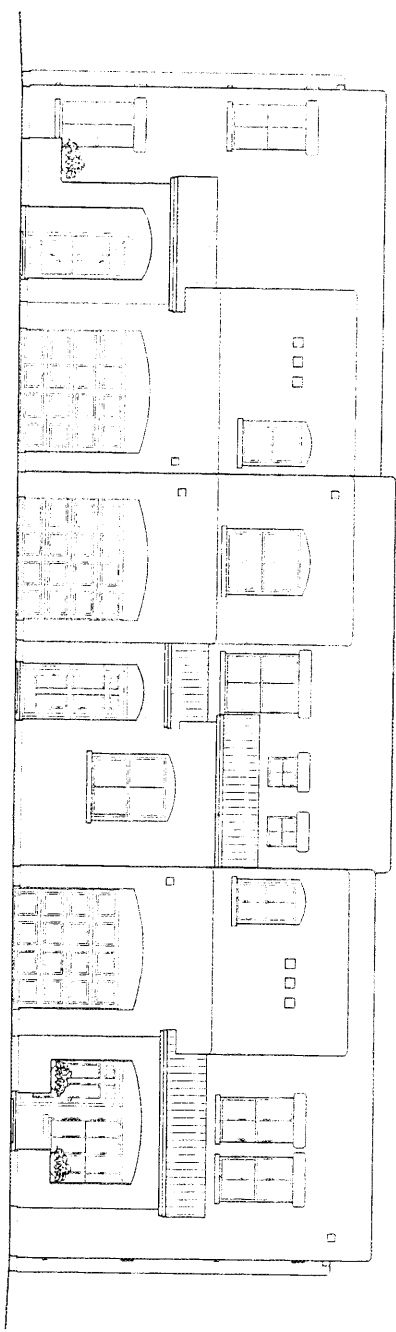
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SABER DESIGN GROUP

GLENN A. SABER ARCHITECT, NCARB
3415 EAST PASADENA AVENUE
PHOENIX, ARIZONA 85018
PHONE 602-956-6695

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PLAN 1214

PLAN 1497

PLAN 1305

SPD-2000-66
SPD-2000-67

<p>4</p> <p>4</p> <p>4</p>	<p>STREET</p>	<p>MARLOR HOMES 8160 E. BUTHERUS DRIVE, SUITE 5 SCOTTSDALE, ARIZONA 85260 PHONE (480) 948-9550</p> <p>THREE PLEX</p>	<p>D</p>	<p>SABER-DESIGN-GROUP</p>	<p>GLENN A. SABER ARCHITECT, INC. NCARB 3415 EAST PASADENA AVENUE PHOENIX, ARIZONA 85018 PHONE 602-956-6690</p>	<p>READ ME</p>
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SYMBOL	BOTANICAL/Common Name
1	<i>Adiantum</i> sp.
2	<i>Asplenium</i> sp.
3	<i>Polypodium</i> sp.
4	<i>Marattia</i> sp.
5	<i>Thelypteris</i> sp.
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LANDSCAPE NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.

- EVIDENCE OF STRESS OR IMPROPER CARE.



	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS	BT	BU	BV	BW	BX	BY	BZ	CA	CB	CC	CD	CE	CF	CG	CH	CI	CJ	CK	CL	CM	CN	CO	CP	CQ	CR	CS	CT	CU	CV	CW	CX	CY	CZ	DA	DB	DC	DD	DE	DF	DG	DH	DI	DJ	DK	DL	DM	DN	DO	DP	DQ	DR	DS	DT	DU	DV	DW	DX	DY	DZ	EA	EB	EC	ED	EE	EF	EG	EH	EI	EJ	EK	EL	EM	EN	EO	EP	EQ	ER	ES	ET	EU	EV	EW	EX	EY	EZ	FA	FB	FC	FD	FE	FF	FG	FH	FI	FJ	FK	FL	FM	FN	FO	FP	FQ	FR	FS	FT	FU	FV	FW	FX	FY	FZ	GA	GB	GC	GD	GE	GF	GG	GH	GI	GJ	GK	GL	GM	GN	GO	GP	GQ	GR	GS	GT	GU	GV	GW	GX	GY	GZ	HA	HB	HC	HD	HE	HF	HG	HH	HI	HJ	HK	HL	HM	HN	HO	HP	HQ	HR	HS	HT	HU	HV	HW	HX	HY	HZ	IA	IB	IC	ID	IE	IF	IG	IH	II	IJ	IK	IL	IM	IN	IO	IP	IQ	IR	IS	IT	IU	IV	IW	IX	IY	IZ	JA	JB	JC	JD	JE	JF	JG	JH	JI	JJ	JK	JL	JM	JN	JO	JP	JQ	JR	JS	JT	JU	JV	JW	JX	JY	JZ	KA	KB	KC	KD	KE	KF	KG	KH	KI	KJ	KK	KL	KM	KN	KO	KP	KQ	KR	KS	KT	KU	KV	KW	KX	KY	KZ	LA	LB	LC	LD	LE	LF	LG	LH	LI	LJ	LK	LL	LM	LN	LO	LP	LQ	LR	LS	LT	LU	LV	LW	LX	LY	LZ	MA	MB	MC	MD	ME	MF	MG	MH	MI	MJ	MK	ML	MM	MN	MO	MP	MQ	MR	MS	MT	MU	MV	MW	MX	MY	MZ	NA	NB	NC	ND	NE	NF	NG	NH	NI	NJ	NK	NL	NM	NN	NO	NP	NQ	NR	NS	NT	NU	NV	NW	NX	NY	NZ	OA	OB	OC	OD	OE	OF	OG	OH	OI	OJ	OK	OL	OM	ON	OO	OP	OQ	OR	OS	OT	OU	OV	OW	OX	OY	OZ	PA	PB	PC	PD	PE	PF	PG	PH	PI	PJ	PK	PL	PM	PN	PO	PP	PQ	PR	PS	PT	PU	PV	PW	PX	PY	PZ	QA	QB	QC	QD	QE	QF	QG	QH	QI	QJ	QK	QL	QM	QN	QO	QP	QQ	QR	QS	QT	QU	QV	QW	QX	QY	QZ	RA	RB	RC	RD	RE	RF	RG	RH	RI	RJ	RK	RL	RM	RN	RO	RP	RQ	RR	RS	RT	RU	RV	RW	RX	RY	RZ	SA	SB	SC	SD	SE	SF	SG	SH	SI	SJ	SK	SL	SM	SN	SO	SP	SQ	SR	SS	ST	SU	SV	SW	SX	SY	SZ	TA	TB	TC	TD	TE	TF	TG	TH	TI	TJ	TK	TL	TM	TN	TO	TP	TQ	TR	TS	TT	TU	<th>TW</th> <th>TX</th> <th>TY</th> <th>TZ</th> <th>UA</th> <th>UB</th> <th>UC</th> <th>UD</th> <th>UE</th> <th>UF</th> <th>UG</th> <th>UH</th> <th>UI</th> <th>UJ</th> <th>UK</th> <th>UL</th> <th>UM</th> <th>UN</th> <th>UO</th> <th>UP</th> <th>UQ</th> <th>UR</th> <th>US</th> <th>UT</th> <th>UU</th> <th>UV</th> <th>UW</th> <th>UX</th> <th>UY</th> <th>UZ</th> <th>VA</th> <th>VB</th> <th>VC</th> <th>VD</th> <th>VE</th> <th>VF</th> <th>VG</th> <th>VH</th> <th>VI</th> <th>VJ</th> <th>VK</th> <th>VL</th> <th>VM</th> <th>VN</th> <th>VO</th> <th>VP</th> <th>VQ</th> <th>VR</th> <th>VS</th> <th>VT</th> <th>VU</th> <th>VV</th> <th>VW</th> <th>VX</th> <th>VY</th> <th>VZ</th> <th>WA</th> <th>WB</th> <th>WC</th> <th>WD</th> <th>WE</th> <th>WF</th> <th>WG</th> <th>WH</th> <th>WI</th> <th>WJ</th> <th>WK</th> <th>WL</th> <th>WM</th> <th>WN</th> <th>WO</th> <th>WP</th> <th>WQ</th> <th>WR</th> <th>WS</th> <th>WT</th> <th>WU</th> <th>WV</th> <th>WW</th> <th>WX</th> <th>WY</th> <th>WZ</th> <th>XA</th> <th>XB</th> <th>XC</th> <th>XD</th> <th>XE</th> <th>XF</th> <th>XG</th> <th>XH</th> <th>XI</th> <th>XJ</th> <th>XK</th> <th>XL</th> <th>XM</th> <th>XN</th> <th>XO</th> <th>XP</th> <th>XQ</th> <th>XR</th> <th>XS</th> <th>XT</th> <th>XU</th> <th>XV</th> <th>XW</th> <th>XX</th> <th>XY</th> <th>XZ</th> <th>YA</th> <th>YB</th> <th>YC</th> <th>YD</th> <th>YE</th> <th>YF</th> <th>YG</th> <th>YH</th> <th>YI</th> <th>YJ</th> <th>YK</th> <th>YL</th> <th>YM</th> <th>YN</th> <th>YO</th> <th>YP</th> <th>YQ</th> <th>YR</th> <th>YS</th> <th>YT</th> <th>YU</th> <th>YV</th> <th>YW</th> <th>YX</th> <th>YY</th> <th>YZ</th> <th>ZA</th> <th>ZB</th> <th>ZC</th> <th>ZD</th> <th>ZE</th> <th>ZF</th> <th>ZG</th> <th>ZH</th> <th>ZI</th> <th>ZJ</th> <th>ZK</th> <th>ZL</th> <th>ZM</th> <th>ZN</th> <th>ZO</th> <th>ZP</th>	TW	TX	TY	TZ	UA	UB	UC	UD	UE	UF	UG	UH	UI	UJ	UK	UL	UM	UN	UO	UP	UQ	UR	US	UT	UU	UV	UW	UX	UY	UZ	VA	VB	VC	VD	VE	VF	VG	VH	VI	VJ	VK	VL	VM	VN	VO	VP	VQ	VR	VS	VT	VU	VV	VW	VX	VY	VZ	WA	WB	WC	WD	WE	WF	WG	WH	WI	WJ	WK	WL	WM	WN	WO	WP	WQ	WR	WS	WT	WU	WV	WW	WX	WY	WZ	XA	XB	XC	XD	XE	XF	XG	XH	XI	XJ	XK	XL	XM	XN	XO	XP	XQ	XR	XS	XT	XU	XV	XW	XX	XY	XZ	YA	YB	YC	YD	YE	YF	YG	YH	YI	YJ	YK	YL	YM	YN	YO	YP	YQ	YR	YS	YT	YU	YV	YW	YX	YY	YZ	ZA	ZB	ZC	ZD	ZE	ZF	ZG	ZH	ZI	ZJ	ZK	ZL	ZM	ZN	ZO	ZP
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- TO PROVIDE THE NECESSARY INFORMATION TO CAP OFF OR ADD ON EXISTING REGISTRATION TO PLANT MATERIAL FROM PROJECT TO EXISTING RECORD OF MAY 1, 1982 APPLIC

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5. NO RIVER ROCK LIES AT THIS SITE. ALL ROCKS ARE CONCRETE.

• Of •



GULLIN GULL

211

DATE: 08/01/2010

1951/1952

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M A R L O R

August 29, 2001

DeeDee Kimbrell
City of Tempe
Development Service Dept
P.O. Box 5002
Tempe, Arizona 85280

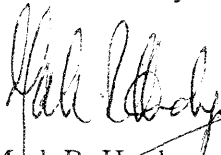
RE: Hayden Cove, Hayden Lane & 10th Street, Tempe

Dear Ms. Kimbrell:

Further to our recent telephone conversation, we are hereby submitting our revised PAD + *final plat.*
Plan for approval by City Council. This plan has been revised to show the footprint of
the actual houses to be built on each individual lot. 

If you have any questions, or require any further information, please do not hesitate to
contact me.

Yours sincerely



Mark R. Hardy
President

AUG 30 2001